



Planning Commission

August 8, 2017 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

Greg Anderson

Fayez Kazi – Vice-Chair

Karen McGraw

Tom Nuckols

Stephen Oliver – Chair

Angela De Hoyos Hart

James Schissler – Parliamentarian

Patricia Seeger

James Shieh – Secretary

Jeffrey Thompson

Jose Vela III

Trinity White

Nuria Zaragoza

William Burkhardt – Ex-Officio

Richard Mendoza – Ex-Officio

Ann Teich – Ex-Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

B. APPROVAL OF MINUTES

1. Approval of minutes from July 25, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3](#)
Location: 20 Strandman Cove and 5221 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: 20 Strandtman Cv (Brian Bilderback), 5221 E. Cesar Chavez St. (William Wappler)
Agent: Coats Rose, PC (John M. Joseph) & Graves, Dougherty, Hearon, Moody (Michael Whellan)
Request: Industry to Mixed Use
Staff Rec.: **Postponement request by Staff to September 26, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0005.04 - 500 Montopolis Drive; District 3](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group LLC
Agent: Drenner Group (Amanda Swor)
Request: Single Family to Mixed Use land use
Staff Rec.: **Postponement request by Staff to September 12, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. Rezoning:** [C14H-2017-0055 - 500 Montopolis; District 3](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group, LLC (Austin Stilwell)
Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)
Request: SF-3-NP to GR-MU-H-NP and GR-MU-NP
Staff Rec.: **Postponement request by Staff to September 12, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Plan Amendment:** [NPA-2016-0016.04 - The Rail Spur Building; District 3](#)
Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Peter Barlin
Request: Office and Mixed Use to Commercial and Mixed Use land uses
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to September 12, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

5. **Rezoning:** [**C14-2017-0020 - The Rail Spur Building; District 3**](#)
Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Peter Barlin
Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to September 12, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **Plan Amendment:** [**NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3**](#)
Location: 3212 East Cesar Chavez Street & 111 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: Commerical and Industry to Multifamily (Tract A) and Mixed Use land use (Tract B) (application amended on April 25, 2017)
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
7. **Rezoning:** [**C14-2016-0079 - 3212 E. Cesar Chavez; District 3**](#)
Location: 3212 East Cesar Chavez Street, 111 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-CO-NP and LI-CO-NP to MF-6-CO-NP and CS-MU-CO-NP, as Amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
8. **Plan Amendment:** [**NPA-2016-0005.02 - Montopolis - Ben White FLUM Amendment; District 3**](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose, PC (John M. Joseph)
Request: Industry to Mixed Use (Tracts 1 & 2) and Commercial (Tract 3) land use
Staff Rec.: **Not recommended.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

9. **Rezoning:** [**C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3**](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)
Agent: Coats Rose, PC (John M. Joseph)
Request: LI-NP to CS-MU-NP for Tracts 1 & 2, LI-NP to CS-NP for Tract 3
Staff Rec.: **Not recommended.**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
10. **Restrictive Covenant Termination:** [**C14-78-220\(RCT\) - Montopolis - Ben White Subdivision; District 3**](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)
Agent: Coats Rose, PC (John M. Joseph)
Request: To terminate the provision restricting this property to only commercial uses and the requirement for a Planned Development Area Agreement.
Staff Rec.: **Recommended.**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
11. **Resubdivision:** [**C8-2016-0224.0A - Westfield resubdivision; District 10**](#)
Location: 1403 Possum Trot, Johnson Creek Watershed; West Austin NP Area
Owner/Applicant: Khazana Way, Inc. (Oam Parkash)
Agent: Miguel Gonzales
Request: The resubdivision of Lot 6B of Westfield "A" subdivision, comprised of 2 lots on 0.415 acre, and a variance for the flag lot.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
12. **Rezoning:** [**C14-2017-0027 - Texas Motor Transportation & Oil Field Haulers, Inc.; District 1**](#)
Location: 700 East 11th Street, Waller Creek Watershed; Downtown NP Area
Owner/Applicant: Texas Motor Transportation & Oil Field Haulers, Inc. (John Esparza)
Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)
Request: CS to CBD
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

- 13. Rezoning:** [C14-2016-0074 - Gilfillan Place; District 9](#)
Location: 603 West 8th Street, Shoal Creek Watershed; Downtown NP Area (Northwest District)
Owner/Applicant: 2015 Austin Gilfillan LP (Rene Campos)
Agent: Drenner Group (Dave Anderson)
Request: GO-H, GO-MU, GO to DMU-H
Staff Rec.: **Recommended; Postponement request by the Staff to September 12, 2017**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 14. Rezoning:** [C14-2017-0050 - 1501 Airport Commerce Drive Rezoning; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP (Steven Freche)
Agent: Thrower Design (A. Ron Thrower)
Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning
Staff Rec.: **Recommendation Pending**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 15. Rezoning:** [C14-2016-0135 - 2500 N. Lamar; District 9](#)
Location: 1200 West 25th Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: 2500 N. Lamar LLC
Agent: Drenner Group (Amanda Swor)
Request: GO-MU-CO-NP to GO-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 16. Site Plan Extension:** [SP-2011-0099C\(XT2\) - Airport/IH 35; District 9](#)
Location: 4515 Airport Boulevard, Boggy Creek Watershed; North Loop NP Area
Owner/Applicant: 4508 Motel Properties, LTD. (Georgia Gay Ribar-Cox)
Agent: Land Design Studio, L.P. (Gary Bellomy)
Request: Approval of a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended with the condition the applicant completes a site plan correction and is granted an administrative floodplain variance.**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department

- 17. Preliminary Plan:** [C8-04-0043\(R8\) - Mueller Section 2](#)
Location: 3600 Manor Road, Boggy Creek Watershed; RMMA
Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
Agent: Stantec Consulting Services Inc. (Hillary Paris)
Request: Approval of Mueller Section 2 composed of 411 lots on 452 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat:** [C8-2017-0161.0A - 1808 West 6th Street Tract](#)
Location: 1808 West 6th Street, Johnson Creek Watershed; Old West Austin NP Area
Owner/Applicant: Syllabus Partners LLC (James Lindsey)
Agent: Syllabus Partners (James Lindsey)
Request: Approval of 1808 West 6th Street Tract composed of 1 lot on 0.354 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat - Resubdivision:** [C8-2016-0017.5A - Grant A Subdivision; District 1](#)
Location: 3601 Grant Street, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Consulting Engineering (Jerrett Daw)
Request: Approval of the Grant A Subdivision Final Plat composed of 11 lots on 1.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Final Plat - Resubdivision:** [C8-2017-0166.3A - Grant B Subdivision; District 1](#)
Location: 3602 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Consulting Engineering (Jerrett Daw)
Request: Approval of the Grant B Subdivision Final Plat composed of 11 lots on 1.049 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 21. Final Plat - Previously Unplatted:** [C8-2017-0164.0A - People Helping People](#)
- Location: 1101 North IH-35 Service Road Northbound, Waller Creek Watershed; Central East Austin NP Area
- Owner/Applicant: Travis County Credit Union (Wayne Watters)
- Agent: Civiltude Engineers and Planners (James Schissler)
- Request: Approval of the People Helping People final plat composed of 1 lot on 0.67 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
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- 22. Final Plat - Previously Unplatted:** [C8-2017-0165.0A - Groomers Subdivision](#)
- Location: 10815-1/2 North IH-35 Service Road Northbound, Walnut Creek Watershed; Windsor Hills NP Area
- Owner/Applicant: Groomer's Seafood Partnership Account
- Agent: Binkley and Barfield (Nicholas Sandlin)
- Request: Approval of the Groomers Subdivision final plat composed of 1 lot on 2.08 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
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- 23. Final Plat - Resubdivision:** [C8-2017-0167.0A - 4414 Merle Subdivision](#)
- Location: 4414 Merle Drive, Williamson Creek Watershed; South Manchaca NP Area
- Owner/Applicant: S&L Land Design (Jeffery Keith Davis)
- Agent: LandDev Consulting, LLC (Judd Willmann)
- Request: Approval of the 4414 Merle Subdivision final plat composed of 2 lots on 0.29 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible nomination of members of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the following Committees:

[Code and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

2. Discussion and possible action regarding Annual Internal Review and Report of the Planning Commission.

E. ITEMS FROM COMMISSION

1. CodeNEXT

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Time Allocated
Applicant / Agent	1	5 min (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.
Speakers For	Up to 16	1 min.
Primary Speaker	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Up to 16	1 min.

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

2017 PLANNING COMMISSION MEETING SCHEDULE

January 10, 2017	July 11, 2017
January 24, 2017	July 25, 2017
February 14, 2017	August 8, 2017
February 28, 2017	August 22, 2017
March 14, 2017	September 12, 2017
March 28, 2017	September 26, 2017
April 11, 2017	October 10, 2017
April 25, 2017	October 24, 2017
May 9, 2017	November 14, 2017
May 23, 2017	November 28, 2017
June 13, 2017	December 12, 2017
June 27, 2017	